

PLAT OF BOUNDARY SURVEY
THE CITY OF SHELBY
 LOT 588 AND PARTS OF LOT 245
 SAMUEL SUTTERS & OTHERS ADDITION
 PLAT VOLUME 3, PAGE 27
 CITY OF SHELBY, RICHLAND COUNTY, OHIO

REFERENCE MATERIALS

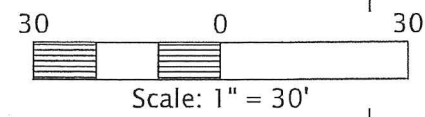
- DEEDS AS SHOWN
- TAX MAPS
- PLAT VOLUME 3, PAGE 27
- THE FOLLOWING RICHLAND COUNTY SURVEYS FOUND AT THE RICHLAND COUNTY TAX MAP OFFICE:
- AA-119
- AA-159
- B-10
- C-81
- HH-43
- I-186
- I-289
- Z-7
- SURVEY FOR LILLO BY CHARLES A. KERG DATED AUGUST 10, 1990

LEGEND

- △ IRON PIN FOUND
- ⊗ DRILL HOLE & CROSS SET IN CONCRETE SIDEWALK
- 3/4" DIAMETER, 30" LONG IRON PIN SET WITH CAP STAMPED "KROCKA & ASSOC."



BEARINGS ARE BASED ON THE WEST RIGHT-OF-WAY LINE OF MOHICAN STREET AS BEING N00°00'00"W PER A SURVEY BY CHARLES A. KERG DATED AUGUST 10, 1990.



PREPARED BY
F.E. KROCKA & ASSOCIATES, INC.
 44 EAST MAIN STREET
 SHELBY, OHIO 44875
 (419) 342-4556

I CERTIFY THIS SURVEY WAS PREPARED FROM ACTUAL FIELD MEASUREMENTS IN ACCORDANCE WITH CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND THAT ALL MONUMENTS WERE FOUND OR SET AS INDICATED.

Nathan W. Sautter
 NATHAN W. SAUTTER
 OHIO REGISTERED SURVEYOR NO. 8252
 DATE: OCTOBER 17, 2016

NEW SURVEY
 OF EXISTING PARCEL
 RICHLAND COUNTY
 TAX MAP OFFICE
 EAK 10-26-16
 INITIAL DATE
 II-298



MAIN STREET (S.R. 39 & 96) - 60'

POINT OF BEGINNING

POINT OF COMMENCEMENT

MOHICAN STREET - 29'

ASHLAND RAILWAY, INC. - 100'

BLACK FORK OF THE MOHICAN RIVER

S.D. 5
 ARTISTIC ADVENTURES, LLC.
 ORV 2422/337
LOT 245

N89°14'45"E 102.18'
 REF. 50.00' (MEAS)
 S.D. 6 (0.049 ACRE - 2,117 S.F.)
 S.D. 7 (0.016 ACRE - 693 S.F.)

LOT 588
 (0.120 ACRE - 5,228 S.F.)
 THE CITY OF SHELBY
 ORV 1953/162
0.185 ACRE
 (8,038 Sq. Ft.)

S89°14'45"W 91.54'
 REF. 50.00' (MEAS)
 TOP OF BANK
 EXISTING BUILDING

LOT 533
 M. BURCH, TRUSTEE
 ORV 1515/753

90.00' (REC/MEAS)
 N00°00'00"W

83.00'
 S00°00'00"E

21'

7'

55'

0.5'

0.8'

80' (REC/MEAS)

476' (REC/MEAS)

OUTLOT 141

OUTLOT 142

APPROXIMATE EDGE OF WATER

APPROXIMATE EDGE OF WATER

RAW

RAW



F.E. Krocka & Associates, Inc.
Engineering and Surveying
44 East Main Street
Shelby, Ohio 44875
Phone: (419) 342-4556
Fax: (419) 347-8885

DESCRIPTION
THE CITY OF SHELBY
LOT 588 AND PARTS OF LOT 245, SAMUEL SUTTERS & OTHERS ADDITION
PLAT VOLUME 3, PAGE 27
CITY OF SHELBY, RICHLAND COUNTY, OHIO

DESCRIPTION: Being Lot 588 and parts of Lot 245 in Samuel Sutters & Others Addition, Plat Volume 3, Page 27, in the City of Shelby, Richland County, Ohio, and being more particularly described as follows:

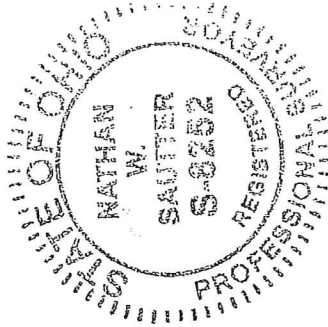
Commencing for the same at a drill hole and cross set in a concrete sidewalk at the southeast corner of Lot 533, said point also being on the north right-of-way line of Main Street (State Routes 39 and 96 – 60 feet in width) and the west right-of-way line of Mohican Street (29 feet in width); thence N00°00'00"W, along the east line of Lot 533 and the west right-of-way line of Mohican Street, a distance of 90.00 feet to a drill hole and cross set in a concrete sidewalk at the southeast corner of Lot 588 (northeast corner of Lot 533), said point being the real point of beginning for the parcel herein described;

- 1) thence S89°14'45"W, along the south line of Lot 588 (north line of Lot 533) and passing for reference an iron pin set at 50.00 feet, a total distance of 91.54 feet to the southwest corner of Lot 588 (northwest corner of Lot 533), said point also being in the Black Fork of the Mohican River;
- 2) thence N07°18'59"W, along the west lines of Lot 588 and Lot 245 in the Black Fork of the Mohican River, a distance of 83.54 feet to a point on the west line of Lot 245;
- 3) thence N89°14'45"E, passing for reference an iron pin set at 52.18 feet, a total distance of 102.18 feet to a drill hole and cross set in a concrete sidewalk on the east line of Lot 245, said point also being on the west right-of-way line of Mohican Street;
- 4) thence S00°00'00"E, along the east lines of Lots 245 and 588 and the west right-of-way line of Mohican Street, a distance of 83.00 feet to the real point of beginning,
and containing 0.185 acre (8,038 square feet), {0.120 acre (5,228 square feet) in Lot 588, 0.049 acre (2,117 square feet) in S.D. 6 being part of Lot 245, and 0.016 acre (693 square feet) in S.D. 7 being part of Lot 245}, more or less, but subject to all legal easements and public rights-of-way now on record. All iron pins set are 3/4" diameter, 30" long with caps stamped "KROCKA & ASSOC." Bearings are based on the west right-of-way line of Mohican Street as being N00°00'00"W, per a survey by Charles A. Kerg dated August 10, 1990.

CERTIFICATION: I certify this survey was prepared from actual field measurements in accordance with Chapter 4733-37 of the Ohio Administrative Code and that all monuments were found or set as indicated.

F. E. KROCKA & ASSOCIATES, INC.

Nathan W. Sautter
Ohio Registered Surveyor No. 8252
Date: October 17, 2016



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

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